

Description of a 0.054 Acre Tract

Situated in Inlot 161, City of Athens, Section 16, Town 9, Range 14, Athens Township, Athens County, State of Ohio, being Athens County PID number A027330002500 described as "Parcel One" in Volume 414, Page 1625 of the Official Records of Athens County, Ohio and being more particularly described as follows:

COMMENCING at the Southeast corner of Inlot 161 on the west line of Short Street which bears North 25°30'00" East, 29.00 feet from a 5/8 inch rebar found at the Southeast corner of Lot 304 in Guthrie, Gould & Co.'s Addition; thence North 25°30'00" East, 45.50 feet along the west line of said street to an iron pin set at the northwest corner of Peterson (OR 258-596) and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence **North 58°20'00" West, 45.00 feet** along the north line of said Peterson tract to an iron pin set;

Thence **North 25°30'00" East, 37.40 feet** along the east line of KTGC Holding Co. (OR 213-608), passing an iron pin set at 35.40 feet, to a point on the south line of West State Street from which a mag nail set bears North 25°30'00" East, 1.00 feet;

Thence **North 85°33'43" East, 51.63 feet** along the south line of West State Street to a mag nail set at the intersection of the south line of West State Street and the west line of Short Street;

Thence **South 25°30'00" West, 68.00 feet** along the west line of Short Street to the point of beginning and containing 0.054 acres.

Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed Stevens, PS 8716.

Bearings are based on the West line of Short Street being North 25°30'00" East as described in OR 414-1625.

Subject to all Easements and Rights of Way of Record.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in March 2022.

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

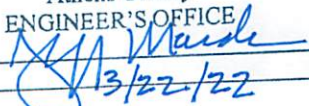
MAR 23 2022

Jill Thompson
Athens County Auditor



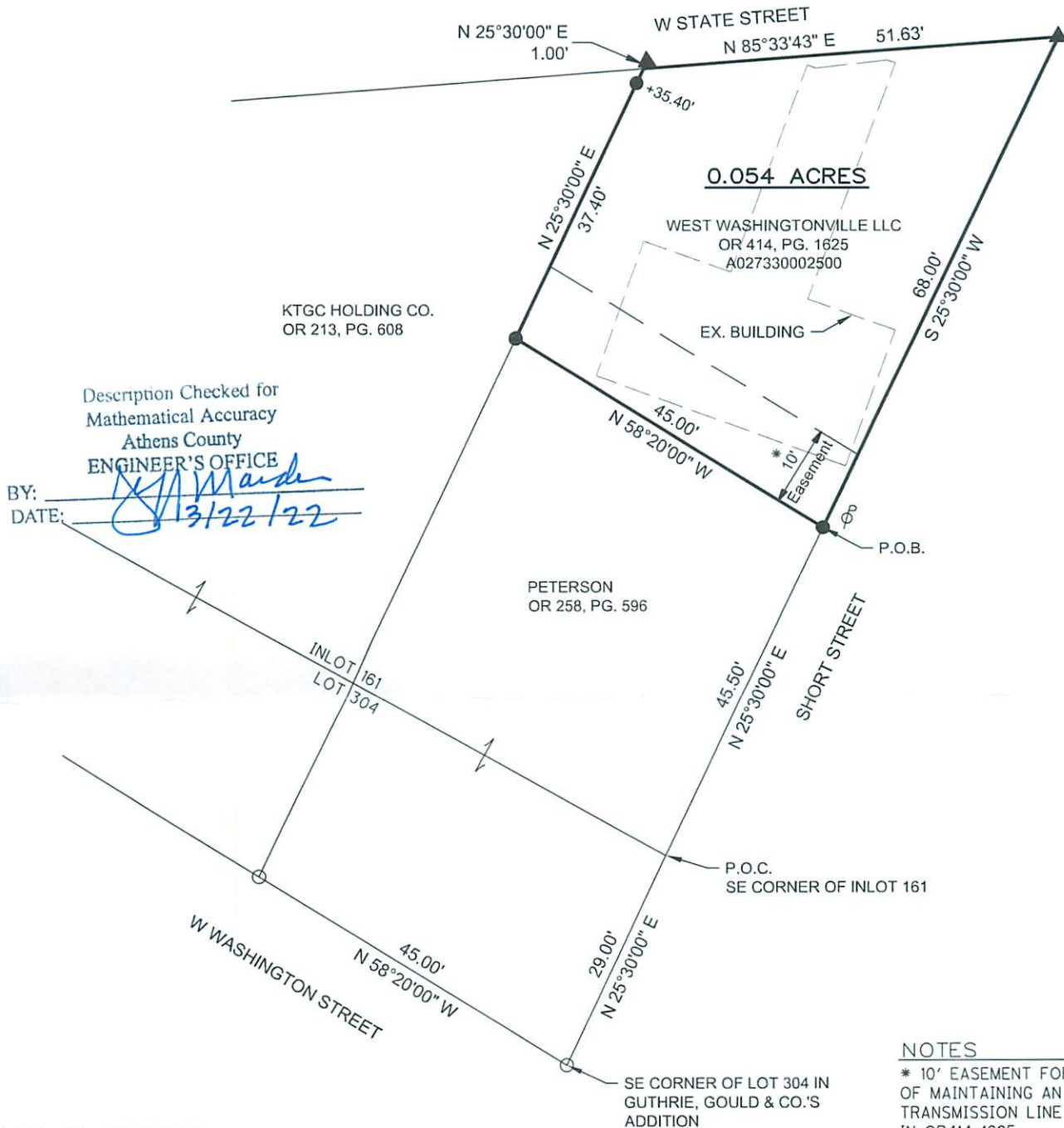


Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 3/22/22

PLAT OF SURVEY

SITUATED IN INLOT 161, CITY OF
ATHENS, SECTION 16,
TOWNSHIP 9, RANGE 14, ATHENS
TOWNSHIP, ATHENS COUNTY, OHIO
SURVEYED MARCH 2022



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: [Signature]
DATE: 3/22/22

NOTES

* 10' EASEMENT FOR THE PURPOSE OF MAINTAINING AN OVERHEAD TRANSMISSION LINE AS DESCRIBED IN OR414-1625.

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF SHORT STREET BEING N25°30'00"E AS DESCRIBED IN OR414-1625.

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PLAT OF GUTHRIE, GOULD & CO.'S ADDITION - ENV 84C
- PLAT OF H.T. BROWN'S ADDITION TO ATHENS - ENV 83B



LEGEND

- ▲ RAILROAD SPIKE FOUND
- ▲ MAG NAIL SET
- 5/8" REBAR FOUND
- ⊙ IRON PIPE FOUND
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"



[Signature]
DONNIE E. STEVENS II, PS 8716

3/21/2022
DATE

STEVENS SURVEYING LLC
17163 JOY RD
CHESTERHILL, OHIO 43728
740-541-1995
stevenssurveyingllc@gmail.com